

**WILLIAMSBURG  
ARCHITECTURAL REVIEW BOARD MINUTES  
Tuesday, April 13, 2004**

**CALL TO ORDER AND ATTENDANCE**

The regular semimonthly Architectural Review Board meeting was held on Tuesday, April 13, 2004, at 6:30 p.m. in the third Floor Conference Room of the Municipal Building.

Chairman Williams called the meeting to order. Present in addition to Mr. Williams were Board members Mr. Sandbeck, Mr. Durbin, Mr. Spence, Mr. Walker, Mr. Pons, and Mr. Watson. None were absent. Also present were Zoning Administrator Murphy and Zoning Officer Beck.

**CONSENT AGENDA**

- ARB #04-030      Heyman/130 Indian Springs Road – Fence – Approved.**
- ARB #04-033      Bull/513 Tyler Street – Fence – Approved.**
- ARB #04-035      CWF/Peyton Randolph/101-E East Nicholson Street –  
Well & Fencing – Approved.**
- ARB #04-036      CWF/Peyton Randolph/101-H East Nicholson Street –  
New Granary Building – Approved.**
- ARB #04-038      Bruton Parish Church Parish House/314 Prince George  
Street – Demolish Detached Garage – Approved.**
- ARB #04-039      Montessori School/420 Scotland Street – Renovations to  
convert from Single-Family Dwelling to School –  
Approved.**
- ARB #04-031      CHB Properties/1425 Richmond Road – New Color  
Scheme – Approved.**
- ARB #04-032      Brown/224 Monticello Avenue – Add Pitch Roof to Flat  
Roof Building – Approved.**
- ARB #04-034      McCardle/1201 Jamestown Road – Retroactive Approval  
for Reroofing Building – Approved.**
- ARB #04-041      Busch International Housing Village/900 Capitol Landing  
Road – Fence – Approved.**

**ARB**

**SIGN #04-020      Legg Mason/439 West Duke of Gloucester Street – Projecting and Building Mounted Signs – Approved.**

**ARB**

**SIGN #04-021      Beneficial Financial/137 Monticello Avenue – Building Mounted Sign – Approved.**

**ARB**

**SIGN #04-022      Sally's Beauty Supply/159 1/2B Monticello Avenue – Building Mounted Sign – Approved.**

Mr. Williams motioned to approve the consent agenda as presented.

**Recorded vote on the motion:**

**Aye:**                Mr. Sandbeck, Mr. Durbin, Mr. Spence, Mr. Williams, Mr. Walker, Mr. Watson.

**Nay:**                None.

**Absent:**            None.

**Abstain:**          Mr. Sandbeck, Mr. Spence (ARB #04-035, ARB #040-036, ARB Sign #04-020).

**ARCHITECTURAL PRESERVATION DISTRICT**

**ARB #04-040      Stewart/608 South Henry Street – Demolition Single-Family Dwelling**

Susanna Hickman, Geddy, Harris, Franck, & Hickman, L.L.P. and John Digges, developer, were present to discuss the case for the demolition of the single-family dwelling at 608 South Henry Street. Ms. Hickman noted the dwelling was built after 1937 with the Stewarts retaining ownership since 1956. She noted the following reasons for demolition of the structure:

- It has no historical significance.
- It is a blight on the street which is a major entrance corridor for the City.
- It is worn out from many years of use with little to no maintenance.
- Considerable portions of the dwelling have rot and terminate damage.
- The dwelling was in poor conditioned (photograph were provided).
- The four surviving heirs want to sell the property with a portion going to one heir that has significant health problems.
- The cost to repair the structure is too great.

Mr. Diggs noted the following reasons for demolition:

- The house is not worth salvaging because of the significant cost to repair the structure.
- The redevelopment potential of the area if several lots can be combined.

- Neighbors in the area think this area and this property is a blight to the City and should be redeveloped.

Shawn Stewart, an heir to the property who currently lives in the house, expressed concern with the poor condition of the dwelling and recommended that it be demolished.

A lengthy discussion followed concerning demolition or salvaging of the dwelling.

Mr. Pons asked Ms. Murphy what was the current zoning of the property? Ms. Murphy stated the property was zoned Multi-Family Dwelling District RM-1.

Mr. Sandbeck expressed the following concerns with the proposed demolition:

- That dwelling represents an architecture found in historical black working class neighborhoods during the 1940's.
- This type of working class neighborhood is diminishing in the City.
- There are programs that use Federal Government funds for restoring homes which should be investigated for this structure. These projects work well with local government participation.
- An evaluation of the existing conditions and costs should be presented for review.

Mr. Walker concurred with Mr. Sandbeck adding that Jim Gurganus, Williamsburg Housing Authority Director, is always talking about the lack of housing for modest income families in the City. He expressed a concern with allowing the demolition of the dwelling which in effect decides the demolition of the other structures in the neighborhood.

Mr. Pons concurred with Mr. Sandbeck's and Mr. Walker's concerns and noted that he would not support another "Richmond Hill Subdivision" type of development at this location. He expressed concern with the demolition noting a part of history was being destroyed and that the dwelling has not been put on the open market.

Mr. Williams stated from the damage shown in the pictures that it would be very expensive to restore, and that he would be in favor of the demolition. Mr. Durbin, and Mr. Watson concurred with Mr. Williams' observations.

Mr. Spence noted the structure lost its historical context approximately 30 years ago and it is in poor condition. He would like to know what type of structure is proposed for replacement.

Mr. Williams motioned to approve ARB #04-040 as presented. The motion was approved by a 4-3 vote.

**Recorded vote on the motion:**

Aye: Mr. Durbin, Mr. Spence, Mr. Williams, Mr. Watson.

Nay: Mr. Sandbeck, Mr. Walker, Mr. Pons.

Absent: None.

Abstain: None.

Board members expressed concern over demolition in this area and requested staff to contact Reed Nester, Planning Director, to present Comprehensive Plan goals and objectives for the area at a future meeting. Ms. Murphy noted that Reed Nester was planning to give a Comprehensive Plan update to the Board and would check with him and report back on a specific date.

**ARB #04-042 CWF/Williamsburg Lodge/310-B South England Street –  
New East Guest Houses**

**ARB #04-043 CWF/Williamsburg Lodge/310-F South England Street –  
New Conference Center**

**ARB #04-044 CWF/Williamsburg Lodge/310 South England Street –  
Lodge Renovations**

**ARB #04-045 CWF/Williamsburg Lodge/310-R South England Street –  
New Restaurant**

**ARB #04-046 CWF/Williamsburg Lodge/310-N South England Street –  
New North Guest Houses**

Victoria Gussman, Colonial Williamsburg Foundation, Randy Holmes and William Hopkins of Glave and Holmes Associates were present to discuss the application. Mr. Holmes gave an overview of the project to include the history of the Williamsburg Lodge and presented elevations, materials, and colors for the new east guest houses, new conference center, lodge renovations, new restaurant, and north guest houses.

A discussion followed concerning the east elevation of the conference center and the proposed retaining wall adjacent to the Colonial Parkway. Mr. Walker asked if the mass of the east elevation of the conference center could be broken up. Mr. Holmes noted the one-story section was proposed for food service and carts to access the junior ballroom and that it was enclosed to hide this back of the house operation. He noted that he would investigate other options to help break up the mass.

Board members were concerned with the use of a light gray retaining wall and recommended the color closely match the brick on the building to make it disappear rather than stick out along the Colonial Parkway. Mr. Holmes agreed a warmer tone for the retaining wall was preferable.

Mr. Walker motioned to approve the applications conditioned upon the applicant investigating materials and colors to enhance the east elevation covered service connection to the junior ballroom of the conference center and that an earthen color is chosen for the retaining wall.

**Recorded vote on the motion:**

Aye: Mr. Durbin, Mr. Williams, Mr. Walker, Mr. Watson.

Nay: None.

Absent: None.

Abstain: Mr. Sandbeck, Mr. Spence.

**CORRIDOR PROTECTION DISTRICT**

**ARB #04-037 Mountain Mudd Espresso/222 Monticello Avenue – New Building (Coffee Kiosk)**

**ARB**

**SIGN #04-019 Mountain Mudd Espresso/222 Monticello Avenue – Building Mounted**

Mr. Kevin Malecki presented final drawings and materials for the proposed kiosk. A discussion followed with Board members agreeing the door should be painted forest green to match the roof, the meter box should be painted to match the brick color, and that the artificial trees should be removed.

Mr. Walker stated that he would not be in favor of approving the coffee kiosk because it did not meet the character of the other buildings in the City as required by the **Design Review Guidelines**.

Mr. Pons concurred and noted his concern with a building that appeared temporary when the City was trying to improve the entrance corridor by constructing a landscape strip in front of the Monticello Shopping Center as part of the Capital Improvement Plan. He also expressed a concern with the removal of the building if the business is not successful at this location.

Mr. Malecki noted his contract required the restoration of the property to its original condition if the business was not successful.

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Other Board members acknowledged concern over the use of kiosks in the City but noted Mr. Malecki had done what was asked from the previous meetings and would be in favor of approving this application.

Mr. Williams motioned to approve ARB #04-037 and ARB Sign #04-019 conditioned upon the door of the kiosk being painted forest green, the meter box being painted to match the brick, and the removal of the artificial trees as landscaping.

**Recorded vote on the motion:**

Aye: Mr. Sandbeck, Mr. Durbin, Mr. Spence, Mr. Williams, Mr. Watson.

Nay: Mr. Walker, Mr. Pons.

Absent: None.

Abstain: None.

**Minutes March 23, 2004**

The minutes were approved with one correction.

There being no further business, the meeting adjourned at 8:50 P.M.

Jason Beck  
Zoning Officer